

On Wednesday, November 19, 2025, at 6:00 PM, Mayor Joseph Galea opened the Council meeting with a word of prayer. The Pledge of Allegiance to the flag was recited by those present.

The regular meeting for the Council of the Village of Monroeville was then called to order.

Present at roll call:

Chris Raftery	and	Joseph Galea, Mayor
Mark Miller		Tom Gray, Village Administrator
Sue Rogers		Eunice Collene, Fiscal Officer
Tammy Schachter		Jim Barney, Solicitor
Bob Whitacre		Chief Jon Earl, MPD
Sam Wiley		

Also attending: Jim Ehrman and Charlie Corbin.

The October 2025 financial reports, bank statements, balance sheets, check reports, and bank reconciliations were previously distributed to the Council via e-mail.

#### **APPROVAL OF AMENDED AGENDA**

The Mayor asked for Council's approval of the agenda, with one amendment. The Mayor noted that the minutes from the Council work session on November 6, 2025, will not be reviewed at tonight's meeting. Eunice added that the minutes have been drafted, but some changes are needed before they are submitted for approval. Sam Wiley made a motion, seconded by Sue Rogers, to approve the agenda as amended. Motion carried with no discussion.

#### **DISPOSITION OF MINUTES**

The Mayor asked Council for a motion to approve the minutes from the regular Council meeting on October 14, 2025. Chris Raftery made that motion, seconded by Sam Wiley. Motion carried with no discussion.

#### **APPROVAL OF FINANCIAL REPORTS**

The Mayor asked Council for a motion to approve the October 2025 financial reports. Sue Rogers made that motion, seconded by Chris Raftery. Motion carried with no discussion.

#### **APPROVAL OF THE MONTHLY CREDIT CARD REPORT**

The Mayor asked Council for a motion to approve the October 2025 credit card report. Chris Raftery made that motion, seconded by Sam Wiley. Motion carried with no further discussion.

#### **OPPORTUNITY FOR CITIZENS TO ADDRESS COUNCIL**

Charlie Corbin spoke on behalf of the business he co-owns with his wife, Stacy Corbin. The establishment, known as Fusion Impact Center, is situated at 20 S Main Street, and its grand opening took place on Saturday, November 15, 2025. They encountered a problem with a customer in a wheelchair who was unable to enter the building independently. Assistance was required to carry him inside. Charlie inquired whether there were any ongoing repairs to the sidewalks that would facilitate handicapped access. The Mayor responded that he understood sidewalk repairs had been delayed due to requirements from the Ohio Department of Transportation (ODOT) for certain modifications, and that engineering work might be necessary to ensure ADA compliance. Tom confirmed this and mentioned that a proposal for an engineering study is scheduled for 2026 with Makeever and Associates, concerning the sidewalks on both sides of the street. Tom still needs to discuss this with Eunice regarding the budget. Charlie asked Tom if there was anything that could be done in the interim to ensure access to the building and to bring the sidewalks into compliance. He mentioned that he and his wife might have a meeting next month with a significant donor who could assist in funding all of Fusion Impact Center's programs. The donor is interested in visiting the building next month, in December. Charlie expressed his desire to have everything compliant before that visit. The Mayor concurred that Charlie should utilize Tom as a resource, and he is willing to assist in any way he can. Tom mentioned that he can meet with Charlie concerning his issues related to ADA compliance regarding the sidewalks.

Jim Ehrman stated that he will be unable to attend the Council meeting in December and be sworn in as a new Council member, as he will be traveling out of town with his wife. The Mayor indicated that this is acceptable, and he can arrange another date in December to administer the oath to Jim.

Jim mentioned during the previous Council meeting that he had requested an update concerning 100 Sandusky Street, which could not be provided. Jim inquired if there was any further information that could be disclosed. Mr. Barney has not succeeded in connecting with Mr. Wade's attorney to clarify some

answers. Jim inquired if the Mayor or Mr. Barney had any confirmation that Mr. Wade was working with an engineer. Jim said the issue has been pending with Council for a considerable time, and Jim has not observed any activities taking place at Mr. Wade's business premises. The Mayor is of the opinion that Mr. Wade is actively involved in the process to address the issues in a manner that genuinely resolves the problem, rather than merely addressing the zoning issue. The Mayor stated that he believes the zoning issue is so narrow that Mr. Wade could comply with it without actually resolving the problem that concerns Jim. The Mayor said he believes Mr. Wade is focused on rectifying the actual problem rather than just the zoning issue. The Mayor expressed his satisfaction with the discussions between the Village and Mr. Wade, feeling that progress is being made towards a solution. The situation involves determining who will bear the responsibility for engineering costs and the extent of those costs.

#### **ADMINISTRATIVE REPORTS**

**Administrator** – Tom presented his previously submitted report to Council. Per his report, Tom has two action items that need approval from Council: 1) To authorize the Village Administrator to secure proposals for the 2026 three-phase and single-phase line tree trimming and clearing, and Shade Tree trimming and removal; 2) To increase Sean Crosby's rate of pay by \$1.66 per hour, retroactive to his anniversary date of October 28, 2025, as Sean has successfully complete his probationary period in the Street Department as a Street Laborer-Grade 2.

Tom shared that the Ohio Department of Transportation (ODOT) is in alignment with the Huron County Public Health initiative, Creating Healthy Communities. ODOT has recently introduced a systematic safety application process that will enable the Village to enhance crosswalk safety with the installation of lights and overhead indicators, extending from Clark Park to State Route 99. However, this initiative will not be available until 2026. Tom will initiate the backend process and coordinate with Eunice once the estimated project costs are determined. A grant profile is expected to be developed in January 2026, and efforts will be made to secure the grant. Sam inquired about the possibility of extending the project east of Clark Park to ensure that drivers are alerted prior to passing under the railroad trestle. Tom indicated that this option could certainly be investigated. All of these efforts are driven by ODOT in accordance with the manual traffic control devices, and Tom is uncertain about the feasibility of certain actions. Tammy raised the question of whether improvements could also be made at Broad Street. Tom affirmed this, stating that the work would encompass the entire stretch from Clark Park to State Route 99, with enhancements to all crosswalks in those areas. There are financial limits to consider; however, we will assess how far we can progress. Mark asked if a specific portion of the grant could be secured. Tom responded that the amount is in the millions, but it is important to note that a 10% local match must also be factored in.

Sam Wiley made a motion, seconded by Sue Roger, to authorize the Village Administrator to secure proposals for the 2026 three-phase and single-phase line tree trimming and clearing, and Shade Tree trimming and removal. Motion carried with no discussion. Sue Rogers made a motion, seconded by Chris Raftery, to increase Street Department employee Sean Crosby's rate of pay by \$1.66 per hour, effective October 28, 2025, due to the successful completion of his probationary period. Motion carried with no discussion.

**Fiscal Officer** – Eunice presented her previously submitted report to Council. Everything is on track for the 2024 financial audit to be completed by November 28. The Vintage Village Christmas passport cards are available at the front counter of the Village Administrative Office. Things are coming together nicely for the event, which is scheduled downtown on Saturday, December 13.

Eunice previously presented the Council with the budget "cheat sheets" that she referenced during the work session on November 6. The areas shaded in gray pertain to the restructuring of the budget that was discussed and will be merged or eliminated. Eunice indicated that approximately three million dollars needs to be reduced from the proposed Electric budget. The Mayor inquired whether it would be beneficial to hold a Finance Committee meeting to further examine the proposed budget before the regular Council meeting scheduled for December 9, 2025. Bob questioned how the Village is three million dollars in debt. Eunice clarified that the three million dollars she mentioned is not classified as debt and that the revenue budget in the electric fun was in excess by five million dollars. This caused increased spending in 2025 and will have an effect on the carryover amount of cash for 2026. Eunice explained the process and calculation of the amended certificate from the Huron County Auditor. Additionally, Eunice pointed out that potential wage increases have not yet been addressed. Tom spoke on the necessity to restock the poles, as the Electric Department has exhausted its inventory. This situation has led to an increase in the budgetary expenses. Bob inquired whether these increases have occurred gradually. Eunice explained that the Gray Matter significantly contributes to this issue, as they owe funds to the Village. The 2025 budget was created based on revenue that the Village is not actually receiving. Bob asked if Gray Matter and Decimal Digital are contributing to any of the physical assets. Jim stated that the Village entered into a contract with Gray Matter for the installation and operation of the crypto mining

site at the Industrial Park. It was revealed that Gray Matter lacked the necessary financial resources to fulfill this obligation, and as the Village delved deeper into the situation, we initiated legal proceedings against Gray Matter, resulting in the appointment of a receiver to manage the company. The receiver subsequently engaged Decimal Digital to conduct the crypto mining operations, which they are currently executing, and they are also responsible for covering the electric bills at this time. The Village is in the process of reconciling its account with AMP, as we have outstanding debts for previously consumed electricity that were not settled. Additionally, there is another property owned by the receiver through Gray Matter located in the Cleveland area. The receiver expressed a desire to sell this property, although some creditors have raised objections to the sale. Once the transaction is completed, it is anticipated that there will be a significant influx of funds into the receivership, which will facilitate the necessary upgrades to the facility that Gray Matter was originally expected to implement. Furthermore, there remains a question regarding the control of the land. The court has determined that the receiver holds authority over the land. Moving forward, the receiver intends to auction the rights to conduct crypto mining operations. Several companies, including Decimal Digital, have shown interest in this opportunity. The bidding will commence at three million dollars, a figure the receiver believes is achievable, and these funds can subsequently be utilized to settle debts with creditors. Given that the Village incurs administrative expenses, we would be prioritized on the list for repayment, and we are optimistic about recovering the costs incurred to reach this stage, including late fees and related expenses. The judge will determine how proceeds will be distributed and the receivership will conclude. Subsequently, the Village will acquire a new tenant, and should they fail to comply with the payment contract, we can activate the necessary measures, ensuring we will not find ourselves in this situation again. The duration of the upcoming process remains uncertain. Decimal Digital has purchased land on which it intends to establish a data center, which is unrelated to the crypto mining activities. Mr. Wasiniak is the owner of the property where the existing crypto mining operation is situated. Bob questioned whether Decimal Digital plans to install cryptocurrency machines on the land they acquired. Jim clarified that they do not intend to engage in crypto mining any longer; their focus will be entirely on data.

In conclusion to the Fiscal Officer's report, a finance meeting will be scheduled to further examine the 2026 proposed budget.

**Police** – Chief presented his previously submitted report to Council. In investigating an eastbound traffic accident that occurred on Route 20 in front of the MMC, it was determined that our eastbound GATSO traffic camera has been down for about a month. The PD isn't notified when a GATSO traffic camera goes down. The camera should be back up and working soon. Officer Gale has completed his officer field training. The FLOCK cameras have been installed. Discussion regarding how the FLOCK camera program functions here in Monroeville and in other municipalities, but no significant points were observed.

**Solicitor** – Jim had no information to report.

**Mayor** – The Mayor thanked those who have been instrumental in putting together the Vintage Village Christmas, scheduled for Saturday, December 13. The Monroeville High School volleyball team recently completed a very successful season, and the Mayor hopes to honor them at a future Council meeting. The Monroeville High School football team also completed a very successful season.

## **BOARD AND COMMISSION REPORTS**

### **HRJFD**

Huron River Joint Fire District convened on November 5: Bob reported there were 10 calls in October 2025, none of which were in the Village. Both levies passed earlier this month.

## **ORDINANCES & RESOLUTIONS FOR PASSAGE**

The Mayor asked for a motion to suspend the rules for the following legislation. Sue Rogers made that motion, seconded by Chris Raftery. Motion carried with no discussion.

**ORDINANCE 2025-19** *An Ordinance accepting the Huron County Health Department's grant to pay for pedestrian infrastructure improvements, and declaring an emergency*, was presented for passage. Sam Wiley made a motion, seconded by Chris Raftery, to pass Ordinance 2025-19 by title only. Motion carried with no discussion.

**ORDINANCE 2025-20** *An Ordinance authorizing the Village Administrator to execute a contract with Monroeville Solar, LLC to establish a consistent agreement, and declaring an emergency*, was presented for passage. Sam Wiley made a motion, seconded by Tammy Schlachter, to pass Ordinance 2025-20 by title only. Tom explained that this is a legal update as two different agreements were floating around, and this Ordinance combines them into one agreement. Jim confirmed this, as signatures were missed after the first Ordinance was passed. Motion carried with no further discussion.

**ORDINANCE 2025-21** *An Ordinance amending or supplementing certain funds for appropriations Ordinance no 2025-05, and declaring an emergency, was presented for passage. Sue Rogers made a motion, seconded by Tammy Schlachter, to pass Ordinance 2025-21 by title only. Eunice explained that these amendments and supplements are for: the catch basin on Route 20, which was repaired by R.A. Bores; and to transfer money within the Water Department fund for health insurance expenses. Motion carried with no further discussion.*

**ORDINANCE 2025-22** *An Ordinance to approve the form and authorize the execution of the AMPT study agreement and the ATSI detailed load study agreement, and construction agreement, and declaring an emergency, was presented for passage. Chris Raftery made a motion, seconded by Sam Wiley, to pass Ordinance 2025-22 by title only. Motion carried with no discussion.*

**APPROVAL OF BILL SUMMARY**

The Mayor asked Council for a motion to approve the bill summary. Sue Rogers made a motion, seconded by Tammy Schlachter, to approve the bill summary as presented, which included memo expenses and check # 047327 to check # 047398, for a total of \$1,005,559.00. Motion carried with no discussion.

**COUNCIL BUSINESS**

Mark Miller delivered a letter to Tom from the employees at Homan Transportation addressing inquiries and concerns regarding the crypto mining site. Mark inquired about how the Village would recover if the data center chose to vacate. Tom explained that the data center operates under a completely different model concerning the delivery of electric service. Deposits are mandatory, and there is additional security compared to what was established with the crypto site. Furthermore, we require the data center operator to cover the costs related to establishing the infrastructure at the site. This operation functions distinctly from the previous volatile crypto mining activities. It is entirely front-end funded. Jim mentioned that the primary issue the Village faced with the crypto site was that we agreed to purchase electricity at a fixed price until October 2026. We cannot simply switch off the service at this moment, as that would result in no electricity usage and no payments, leaving the Village responsible for all costs. We will not allow this situation to occur again. Once October 2026 arrives, the forward energy purchase will conclude, and we will only be liable for the electricity consumed. We can disconnect any customers who fail to pay, without incurring losses. The worst-case scenario would involve the Village being a month behind, similar to any other electric customer in the area. Mark expressed that he and his colleagues are worried about the noise generated by the crypto mining, particularly during the evening and overnight hours. Tom stated that he would discuss the letter with Jim and provide responses to those concerns. Bob inquired whether the AI facility would utilize liquid cooling or fans. Tom responded that all operations would take place indoors, within a building, which would help minimize noise, depending on whether fans or liquid cooling systems are used. The Mayor noted that no permits have been submitted thus far, no site plans have been presented, and no agreements, apart from the one to supply electricity, have been finalized. Tom indicated that we are approximately 9 to 18 months from receiving any form of permit or drawing. He also mentioned that the comprehensive load study, which the Council approved this evening, has a response period of 180 days. This load study is necessary for the Village to "plug them in."

A Finance Committee meeting was scheduled for December 4, 2025, at 2 pm.

Discussion regarding concerns expressed to Council members regarding the Vintage Village Christmas location, but no significant points were observed.

**ADJOURNMENT**

There being no other business to come before them, the Mayor asked Council for a motion to adjourn. Mark Miller made that motion, seconded by Tammy Schlachter. Motion carried with no discussion.

Meeting adjourned at 7:20 pm.

---

Eunice A. Collene, Fiscal Officer

---

Joseph Galea, Mayor

*The minutes of this meeting were recorded by Administrative Specialist Heather Alicea. Fiscal Officer Eunice Collene examined them for both form and content, subsequently approving them as transcribed.*

**THIS IS NOT A RATIFIED OR APPROVED COPY**